



**Board of Commissioners of Cook County**  
**Report of the Zoning and Building Committee**

**Wednesday, September 10, 2014**

**10:00 AM**

**Cook County Building, Board Room, Rm. 569  
118 North Clark Street, Chicago, Illinois**

**SECTION 1**

**ATTENDANCE**

**Present:** Chairman Silvestri, Commissioners Collins, Daley, Fritchey, Gainer, García, Gorman, Goslin, Reyes, Schneider, Steele, Tobolski and Moore (13)

**Absent:** Vice Chairman Murphy, Commissioners Butler, Sims and Suffredin (4)

**Also Present:** Andrew Przybylo, Secretary, Zoning Board of Appeals

**PUBLIC TESTIMONY**

**There were no public speakers**

**VARIATIONS**

**14-4453**

**Presented by:** ANDREW PRZYBYLO, Secretary, Zoning Board of Appeals

**RECOMMENDATION OF THE ZONING BOARD OF APPEALS**

**Request:** Variation V 14-18

**Township:** Lyons

**County District:** 17

**Property Address:** 6235 S. Edgewood Avenue, LaGrange, Illinois

**Property Description:** The Subject Property consists of .38 acres located north of Joliet Road, West of Brainard Avenue, south of Plainfield Road, east of Willow Springs Road in Section 17 of Lyons Township

**Owner:** Jeff Powell, 9825 W. 57th Street, Countryside, Illinois 60525

**Agent/Attorney:** Diane Jovic-Jovic Builders, 7920 Deerview Ct., Burr Ridge, Illinois

**Current Zoning:** R-4 Single Family Residence District

**Intended use:** Applicant seeks a variance to the 2001 Cook County Zoning Ordinance to reduce the lot area from the minimum required 20,000 sq. ft. to an existing 16,640 sq. ft. to construct a new single family residence.

**Recommendation:** ZBA Recommendation that the application be granted.

**Conditions:** None

**Objectors:** None

**History:**

Zoning Board Hearing: 7/16/14

Zoning Board Recommendation date: 7/16/14

County Board extension granted: N/A

**A motion was made by Commissioner Gorman, seconded by Commissioner Goslin, that this Zoning Board of Appeals Recommendation be recommended for Approval. The motion carried by the following vote:**

**Ayes:** Chairman Silvestri, Commissioners Collins, Daley, Fritchey, Gainer, García, Gorman, Goslin, Reyes, Schneider, Steele, Tobolski and Moore (13)

**Absent:** Vice Chairman Murphy, Butler, Sims and Suffredin (4)

**14-4454**

**Presented by:** ANDREW PRZYBYLO, Secretary, Zoning Board of Appeals

**RECOMMENDATION OF THE ZONING BOARD OF APPEALS**

**Request:** Variation V 14-19

**Township:** Schaumburg

**County District:** 15

**Property Address:** 712 Crest Avenue, Schaumburg, Illinois

**Property Description:** The Subject Property consists of .5 acres located on the Northwest corner of Crest Avenue and Pleasant Drive in Section 32 of Schaumburg Township.

**Owner:** Jay Woo, 712 Crest Avenue, Schaumburg, Illinois

**Agent/Attorney:** None

**Current Zoning:** R-4 Single Family Residence

**Intended use:** Applicant seeks a variance to the 2001 Cook County Zoning Ordinance in the District to: (1) reduce lot area from 40,000 sq. ft. to an existing 24,193 sq. ft. and (2) reduce lot width from minimum required 150 feet to an existing 121 feet in order to bring the existing lot into compliance.

**Recommendation:** ZBA Recommendation that the application be granted.

**Conditions:** None

**Objectors:** None

**History:**

Zoning Board Hearing: 7/16/2014

Zoning Board Recommendation date: 7/16/2014

County Board extension granted: N/A

**A motion was made by Commissioner Gorman, seconded by Commissioner Goslin, that this Zoning Board of Appeals Recommendation be recommended for Approval. The motion carried by the following vote:**

**Ayes:** Chairman Silvestri, Commissioners Collins, Daley, Fritchey, Gainer, García, Gorman, Goslin, Reyes, Schneider, Steele, Tobolski and Moore (13)

**Absent:** Vice Chairman Murphy, Butler, Sims and Suffredin (4)

**14-4455**

**Presented by:** ANDREW PRZYBYLO, Secretary, Zoning Board of Appeals

**RECOMMENDATION OF THE ZONING BOARD OF APPEALS**

**Request:** Variation V 14-20

**Township:** Lyons

**County District:** District 17

**Property Address:** 6320 Willow Springs Road, LaGrange, Illinois

**Property Description:** The Subject Property consists of .05 acres located on the west side of Willow Springs Road approximately, 208.08 feet south of 63rd Street in Section 20 of Lyons Township

**Owner:** Richard & Barbara Scapardine, 6320 S. Willow Springs Road, LaGrange, Illinois

**Agent/Attorney:** Richard & Barbara Scapardine

**Current Zoning:** R-4 Single Family Residence District

**Intended use:** Applicant seeks a variance to the 2001 Cook County Zoning Ordinance to: (1) reduce left interior side yard setback from 15 feet to 8 feet 2 ¾ inches for a proposed detached garage and (2) reduce right interior side yard setback from 15 feet to 1.83 feet for an existing detached shed.

**Recommendation:** ZBA Recommendation that the application be granted.

**Conditions:** None

**Objectors:** None

**History:**

Zoning Board Hearing: 7/16/2014

Zoning Board Recommendation date: 7/16/2014

County Board extension granted: N/A

**A motion was made by Commissioner Gorman, seconded by Commissioner Goslin, that this Zoning Board of Appeals Recommendation be recommended for Approval. The motion carried by the following vote:**

**Ayes:** Chairman Silvestri, Commissioners Collins, Daley, Fritchey, Gainer, García, Gorman, Goslin, Reyes, Schneider, Steele, Tobolski and Moore (13)

**Absent:** Vice Chairman Murphy, Butler, Sims and Suffredin (4)

**14-4576**

**Presented by:** ANDREW PRZYBYLO, Secretary, Zoning Board of Appeals

**RECOMMENDATION OF THE ZONING BOARD OF APPEALS**

**Request:** Variation V 14-21

**Township:** Bremen

**County District:** 6

**Property Address:** 14101 Luna Avenue, Midlothian, Illinois.

**Property Description:** The Subject Property consists of .34 acres located on the southeast corner of Midlothian Turnpike and South Luna Avenue in Section 04 of Bremen Township.

**Owner:** Chris & Kristy Mottl, 14101 Luna Avenue, Midlothian, Illinois.

**Agent/Attorney:** None

**Current Zoning:** R-4 Single Family Residence District

**Intended use:** Applicant seeks a variance to the 2001 Cook County Zoning Ordinance in the R-4 Single Family Residence District to increase the height of fence in the corner side yard from maximum allowed 3 feet to 6 feet to replace an existing privacy fence.

**Recommendation:** ZBA Recommendation that the application be granted.

**Conditions:** None

**Objectors:** None

**History:**

Zoning Board Hearing: 8/6/2014

Zoning Board Recommendation date: 8/6/2014

County Board extension granted: N/A

**A motion was made by Commissioner Gorman, seconded by Commissioner Goslin, that this Zoning Board of Appeals Recommendation be recommended for Approval. The motion carried by the following vote:**

**Ayes:** Chairman Silvestri, Commissioners Collins, Daley, Fritchey, Gainer, García, Gorman, Goslin, Reyes, Schneider, Steele, Tobolski and Moore (13)

**Absent:** Vice Chairman Murphy, Butler, Sims and Suffredin (4)

**14-4577**

**Presented by:** ANDREW PRZYBYLO, Secretary, Zoning Board of Appeals

**RECOMMENDATION OF THE ZONING BOARD OF APPEALS**

**Request:** Variation V 14-23

**Township:** Wheeling

**County District:** 14

**Property Address:** 4750 Forest View Drive, Northbrook, Illinois.

**Property Description:** The Subject Property consists of 1.438 acres located north of Forest View Drive approximately 632.77 feet east of Portwine Road, in Section 01 of Wheeling Township.

**Owner:** William Sakowicz, 4750 Forest View Drive, Northbrook, Illinois

**Agent/Attorney:** None

**Current Zoning:** R-4 Single Family Residence District

**Intended use:** Applicant seeks a variance to the 2001 Cook County Zoning Ordinance in the R-4 Single Family Residence District to increase the height of the fence in the front yard from the maximum allowed 3 feet to 6 feet.

**Recommendation:** ZBA Recommendation that the application be denied.

**Conditions:** None

**Objectors:** Mr. & Mrs. Philip Pryby, Neighbor; Kenneth Footlik, Neighbor; Maria Loth, Neighbor

**History:**

Zoning Board Hearing: 8/6/2014

Zoning Board Recommendation date: 8/6/2014

County Board extension granted: N/A

**A motion was made by Commissioner Gorman, seconded by Commissioner Goslin, that this Zoning Board of Appeals Recommendation be recommended for Approval. The motion carried by the following vote:**

**Ayes:** Chairman Silvestri, Commissioners Collins, Daley, Fritchey, Gainer, García, Gorman, Goslin, Reyes, Schneider, Steele, Tobolski and Moore (13)

**Absent:** Vice Chairman Murphy, Butler, Sims and Suffredin (4)

**Presented by:** ANDREW PRZYBYLO, Secretary, Zoning Board of Appeals

**RECOMMENDATION OF THE ZONING BOARD OF APPEALS**

**Request:** Variation V 14-24

**Township:** Northfield

**County District:** 14

**Property Address:** 3465 Garden Street, Northbrook, Illinois.

**Property Description:** The Subject Property consists of 0.24 acres located at the northeast corner of Garden Street and Central Avenue, in Section 17 of Northfield Township.

**Owner:** Kimberly and Greg Alexopoulos, 3465 Garden Street, Northbrook, Illinois.

**Agent/Attorney:** None

**Current Zoning:** R-5 Single Family Residence District

**Intended use:** Applicant seeks a variance to the 2001 Cook County Zoning Ordinance in the R-5 Single Family Residence District to increase the height of the fence in the front and corner side yard from the maximum allowed 3 feet to 6 4 feet.

**Recommendation:** ZBA Recommendation that the application be granted.

**Conditions:** None

**Objectors:** None

**History:**

Zoning Board Hearing: 8/6/2014

Zoning Board Recommendation date: 8/6/2014

County Board extension granted: N/A

**A motion was made by Commissioner Gorman, seconded by Commissioner Goslin, that this Zoning Board of Appeals Recommendation be recommended for Approval as Amended. The motion carried by the following vote:**

**Ayes:** Chairman Silvestri, Commissioners Collins, Daley, Fritchey, Gainer, García, Gorman, Goslin, Reyes, Schneider, Steele, Tobolski and Moore (13)

**Absent:** Vice Chairman Murphy, Butler, Sims and Suffredin (4)

**14-4579**

**Presented by:** ANDREW PRZYBYLO, Secretary, Zoning Board of Appeals

**RECOMMENDATION OF THE ZONING BOARD OF APPEALS**

**Request:** Variation V 14-25

**Township:** Leyden

**County District:** 16

**Property Address:** 908 Joyce Avenue, Melrose Park, Illinois.

**Property Description:** The Subject Property consists of 0.18 acres located on the west side of Joyce Avenue approximately 122 feet north of Diversey Avenue in Section 29 of Leyden Township.

**Owner:** Peter Bernardi, 908 Joyce Avenue, Melrose Park, Illinois.

**Agent/Attorney:** None

**Current Zoning:** R-5 Single Family Residence District

**Intended use:** Applicant seeks a variance to the 2001 Cook County Zoning Ordinance in the R-5 Single Family Residence District to: 1) reduce the left interior side yard setback from minimum required 10 feet to 2.92 feet, 2) reduce the right interior side yard setback from the minimum required 10 feet to 3 feet and 3) reduce rear yard setback from minimum required 5 feet to 1.75 feet for a proposed garage and existing shed.

**Recommendation:** ZBA Recommendation that the application be granted.

**Conditions:** None

**Objectors:** None

**History:**

Zoning Board Hearing: 8/6/2014

Zoning Board Recommendation date: 8/6/2014

County Board extension granted: N/A

**A motion was made by Commissioner Gorman, seconded by Commissioner Goslin, that this Zoning Board of Appeals Recommendation be recommended for Approval. The motion carried by the following vote:**

**Ayes:** Chairman Silvestri, Commissioners Collins, Daley, Fritchey, Gainer, García, Gorman, Goslin, Reyes, Schneider, Steele, Tobolski and Moore (13)

**Absent:** Vice Chairman Murphy, Butler, Sims and Suffredin (4)

**14-4583**

**Presented by:** ANDREW PRZYBYLO, Secretary, Zoning Board of Appeals

**RECOMMENDATION OF THE ZONING BOARD OF APPEALS**

**Request:** V 14-26

**Township:** Schaumburg

**County District:** 15

**Property Address:** 1413 Grant Street, Schaumburg, Illinois.

**Property Description:** The Subject Property consists of 0.5 acres located on the east side of Grant Street approximately 150 feet north of Morse Avenue in Section 34 of Schaumburg Township.

**Owner:** Hasan Elmaz, 1413 Grant Street, Schaumburg, Illinois.

**Agent/Attorney:** None

**Current Zoning:** R-5 Single Family Residence District

**Intended use:** Applicant seeks a variance to the 2001 Cook County Zoning Ordinance in the R-5 Single Family Residence District to increase the height of piers located in the front yard front maximum allowed 3 feet to an existing 4.5 feet.

**Recommendation:** ZBA Recommendation that the application be granted.

**Conditions:** None

**Objectors:** A Letter of objection was sent by a neighbor to the ZBA on 7/28/2014.

**History:**

Zoning Board Hearing: 8/6/2014

Zoning Board Recommendation date: 8/6/2014

County Board extension granted: N/A

**A motion was made by Commissioner Gorman, seconded by Commissioner Goslin, that this Zoning Board of Appeals Recommendation be recommended for Approval. The motion carried by the following vote:**

**Ayes:** Chairman Silvestri, Commissioners Collins, Daley, Fritchey, Gainer, García, Gorman, Goslin, Reyes, Schneider, Steele, Tobolski and Moore (13)

**Absent:** Vice Chairman Murphy, Butler, Sims and Suffredin (4)



**14-4598**

**Presented by:** ANDREW PRZYBYLO, Secretary, Zoning Board of Appeals

**RECOMMENDATION OF THE ZONING BOARD OF APPEALS**

**Request:** Variation V 14-27

**Township:** Lyons

**County District:** 17

**Property Address:** 1933 W. 56th Street, LaGrange Highlands, Illinois.

**Property Description:** The Subject Property consists of 0.50 acres located on the south side of 56th Street approximately 406.07 feet west of Linden Avenue in Section 17 of Lyons Township.

**Owner:** Kevin and Joan Schaffer, 1933 W. 56th Street, LaGrange Highlands, Illinois.

**Agent/Attorney:** None

**Current Zoning:** R-4 Single Family Residence District

**Intended use:** Applicant seeks a variance to the 2001 Cook County Zoning Ordinance in the R-4 Single Family Residence District to reduce the right interior side yard setback from the minimum required 15 feet to 5 feet to construct a detached garage.

**Recommendation:** ZBA Recommendation that the application be granted.

**Conditions:** None

**Objectors:** None

**History:**

Zoning Board Hearing: 8/6/2014

Zoning Board Recommendation date: 8/6/2014

County Board extension granted: N/A

**A motion was made by Commissioner Gorman, seconded by Commissioner Goslin, that this Zoning Board of Appeals Recommendation be recommended for Approval. The motion carried by the following vote:**

**Ayes:** Chairman Silvestri, Commissioners Collins, Daley, Fritchey, Gainer, García, Gorman, Goslin, Reyes, Schneider, Steele, Tobolski and Moore (13)

**Absent:** Vice Chairman Murphy, Butler, Sims and Suffredin (4)

**14-4599**

**Presented by:** ANDREW PRZYBYLO, Secretary, Zoning Board of Appeals

**RECOMMENDATION OF THE ZONING BOARD OF APPEALS**

**Request:** Variation V 14-28

**Township:** Northfield

**County District:** 14

**Property Address:** 1765 Central Avenue, Northbrook, Illinois.

**Property Description:** The Subject Property consists of 0.23 acres located on the east side of Central Avenue approximately 80 feet south of Meadow Street in Section 17 of Northfield Township.

**Owner:** 1765 Central LLC., 1204 W. Northwest Highway, Palatine, Illinois

**Agent/Attorney:** Ania Keller, 1204 W. Northwest Highway, Palatine, Illinois

**Current Zoning:** R-5 Single Family Residence District

**Intended use:** Applicant seeks a variance to the 2001 Cook County Zoning Ordinance in the R-5 Single Family Residence District to reduce the rear yard setback from the minimum required 40 feet to 28.89 feet to construct a single family residence with attached garage.

**Recommendation:** ZBA Recommendation that the application be denied.

**Conditions:** None

**Objectors:** None

**History:**

Zoning Board Hearing: 8/6/2014

Zoning Board Recommendation date: 8/6/2014

County Board extension granted: N/A

**A motion was made by Commissioner Goslin, seconded by Commissioner Schneider, that this Zoning Board of Appeals Recommendation be recommended for Approval. The motion carried by the following vote:**

**Ayes:** Chairman Silvestri, Commissioners Collins, Daley, Fritchey, Gainer, García, Gorman, Goslin, Reyes, Schneider, Steele, Tobolski and Moore (13)

**Absent:** Vice Chairman Murphy, Butler, Sims and Suffredin (4)

## ADJOURNMENT

A motion was made by Commissioner Garcia, seconded by Commissioner Fritchey, that this committee meeting be adjourned. The motion carried by the following vote:

**Ayes:** Chairman Silvestri, Commissioners Collins, Daley, Fritchey, Gainer, García, Gorman, Goslin, Reyes, Schneider, Steele, Tobolski and Moore (13)


**Absent:** Vice Chairman Murphy, Butler, Sims and Suffredin (4)

## SECTION 2

### **YOUR COMMITTEE RECOMMENDS THE FOLLOWING ACTION WITH REGARD TO THE MATTERS NAMED HEREIN:**

File 14-4453.....	Recommended for Approval
File 14-4454.....	Recommended for Approval
File 14-4455.....	Recommended for Approval
File 14- 4576.....	Recommended for Approval
File 14- 4577.....	Recommended for Approval
File 14- 4578.....	Recommended for Approval as amended
File 14- 4579.....	Recommended for Approval
File 14- 4583.....	Recommended for Approval
File 14- 4598.....	Recommended for Approval
File 14- 4599.....	Recommended for Approval

Respectfully submitted,

  
Chairman

  
Secretary

\*A video recording of this meeting is available at <https://cook-county.legistar.com/Calendar.aspx>